



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 16 Wensley Avenue, Hull, HU6 8QY

### £165,000

THREE BEDROOM 1930s MID TERRACE - CHARACTER HOME WITH MODERN UPGRADES - SPACIOUS OPEN-PLAN DINING KITCHEN - LANDSCAPED GARDEN & OFF-STREET PARKING

Nestled on Wensley Avenue in Hull, this charming 1930s mid-terrace house offers a delightful blend of character and modern living. With its prime location just off Cottingham Road, the property is conveniently situated near the sought-after village of Cottingham and the highly regarded Wyke College, making it an ideal choice for families.

Upon entering, you are welcomed into two inviting reception rooms that provide ample space for relaxation and entertaining. The open plan dining kitchen is a highlight, perfect for family gatherings and culinary adventures. The home boasts two generously sized double bedrooms and a single bedroom, ensuring plenty of room for family members or guests. The house bathroom is well-appointed, adding to the overall functionality of the property.

This beautifully presented home has been thoughtfully updated over the years, maintaining its period features while offering modern comforts. The landscaped garden provides a lovely outdoor space for children to play or for enjoying a quiet moment in the sun. Additionally, the property benefits from off-street parking for two vehicles, a valuable asset in this desirable area.

With its combination of character, convenience, and proximity to excellent schools, this property on Wensley Avenue is a wonderful opportunity for those seeking a family home in Hull. Don't miss the chance to make this charming house your new home.

## GROUND FLOOR

### ENTRANCE HALL

12'8 x 8'9 max (3.86m x 2.67m max)

### LIVING ROOM

14'0 x 13'6 max (4.27m x 4.11m max)

With bay window and Victorian style arched gas fire with wooden surround

### DINING ROOM

11'2 x 10'11 max (3.40m x 3.33m max)

Featuring a bay window with french doors leading out into the rear garden. Open plan into the kitchen

### KITCHEN

11'1 x 7'9 max (3.38m x 2.36m max)

With a range of base to eye level units, complementary work top surfaces, sink and draining unit, electric oven and induction hobs with overhead extractor fan, integrated fridge freezer and integrated dishwasher

## FIRST FLOOR

### LANDING

Featuring a shelved cupboard for storage and access to the loft with a pull down ladder which is boarded and insulated

### BEDROOM ONE

13'10 x 11'5 max (4.22m x 3.48m max)

With a feature fireplace, built-in cupboards to the alcoves either side and bay window

### BEDROOM TWO

13'10 x 12'8 max (4.22m x 3.86m max)

With bay window

### BEDROOM THREE

7'7 x 7'4 max (2.31m x 2.24m max)

### BATHROOM

7'11 x 5'6 max (2.41m x 1.68m max)

Featuring a panelled bath with overhead shower attachment, pedestal hand basin, low level w.c. tiled floor to ceiling

## OUTSIDE

The front of the property benefits from a gravelled drive for off street parking for up to two vehicles. At the rear you will find a beautiful landscaped graded which is partly patio paved and laid to lawn with access to the ten foot at the bottom of the garden. Also it features a small outhouse which is being used as a utility area, with work top surfaces and spaces for washing machine and drier.

## CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

## COUNCIL TAX BAND

Symonds + Greenham have been informed that this property is in Council Tax Band "B"

## DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Symonds + Greenham have been informed that this property is Freehold

## VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		(82 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

